



49 High Street, Hythe, Kent CT21 5AD



55 SHEPHERDS WALK HYTHE

£325,000 Freehold

An exceptionally well situated semi-detached house, moments from pleasant strolls along the Royal Military Canal. The accommodation comprises a sitting/dining room, fitted kitchen, bathroom and two double bedrooms. Delightful gardens, detached garage & off-road parking. EPC D



**55 Shepherds Walk
Hythe
CT21 6PS**

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room,
Fitted Kitchen, Bathroom,
Two Double Bedroom,
Gardens, Detached Garage, Off-Road Parking**

DESCRIPTION

This well situated semi-detached house occupies a generous plot and is impeccably presented and offers light and airy, living accommodation which has been much improved by the current owners.

The accommodation comprises an entrance vestibule, entrance hall, sitting/dining room, well fitted kitchen, bathroom and two double bedrooms.

The generous gardens are a delight with well stocked borders, a paved patio area and a generous expanse of lawn. To the side of the house there is a driveway providing off road parking and access to the detached garage.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

Hythe is very conveniently located for easy access to the M20, Channel Tunnel Terminal, ferry port of Dover, etc. Sandling main line railway station, approximately 2.8 miles away on the outskirts of Saltwood, offers regular commuter services to the City. (All distances are approximate). High Speed Link services to London, St Pancras are available at Folkestone West (with journey times of under an hour), Folkestone Central and Ashford International.

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The accommodation comprises:

ENTRANCE VESTIBULE

Of uPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, windows to three sides, timber effect composite and obscured double glazed door with coordinating panel to side opening to:-

ENTRANCE HALL

Timber effect flooring, built-in shelved storage cupboard, staircase to first floor, radiator, doors to:-

SITTING ROOM

Attractive polished timber fireplace surround with cast iron insert above a granite hearth, coved ceiling, bay with double glazed windows to front, two radiators.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recesses for freestanding oven, washing machine and fridge, rolled top granite effect work surfaces inset with stainless steel 1 ½ bowl sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards incorporating glazed display cabinets, wall mounted Baxi gas boiler, timber effect flooring, coved ceiling, double glazed window to rear enjoying views towards The Roughs, radiator, access to under stairs storage cupboard, open to further storage cupboard equipped with shelving and providing space for freestanding fridge/freezer.

BATHROOM

A contemporary suite comprising a panelled bath with mixer tap and separate electric Mira shower above, low level WC with concealed cistern, wash basin set into worktop with vanity cupboard below, tiled walls, obscured double glazed window to rear, radiator.

FIRST FLOOR LANDING

Access to boarded loft space with power and loft ladder, doors to:-

BEDROOM

Double glazed window to front, radiator.

BEDROOM

Double glazed window to rear enjoying views of The Roughs, radiator, door giving access to deep eaves storage cupboard.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a lattice work trellis and entered via a personal gate opening to a pathway leading directly to the front door. To the side of the path is an area planted with fruit trees and various other plants and the path continues to the side of the house where a further gate gives access to a driveway providing off-road parking before the:-

DETACHED GARAGE

Of prefabricated construction, up and over door to front, personal door side.

GARDEN

The garden encompasses the property to the side and front and is well enclosed by a mature evergreen hedge affording a great deal of privacy to the area. The garden is laid extensively to lawn and incorporates a paved patio area and various borders well stocked with a variety of shrubs, herbaceous and other plants including ornamental grasses, hebe, weigela, fuchsia and hydrangeas amongst others. Outside tap, outside lighting.

EPC Rating D

COUNCIL TAX

Band C approx. £2044.14 (2024/25)
Folkestone & Hythe District Council.

VIEWING

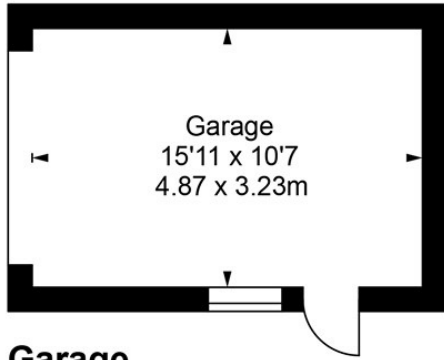
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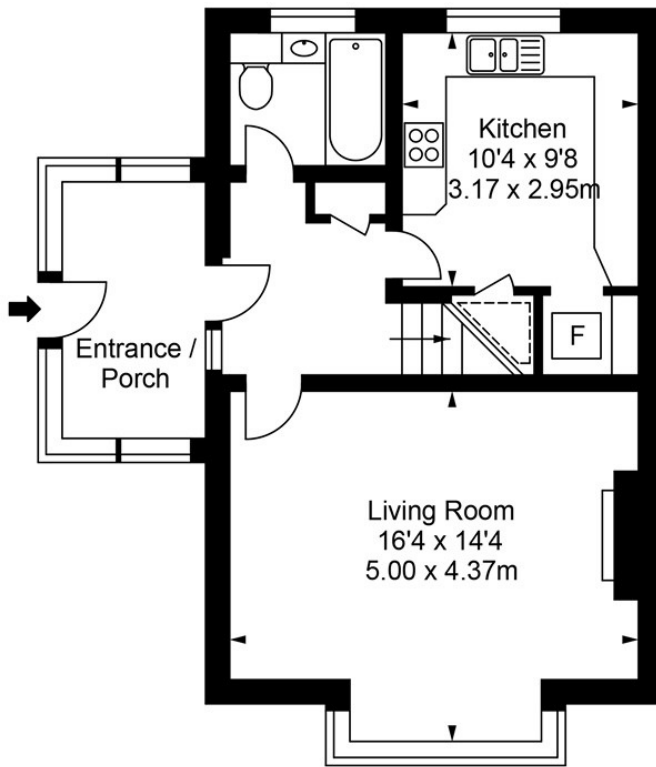


55 Shepherds Walk, Hythe

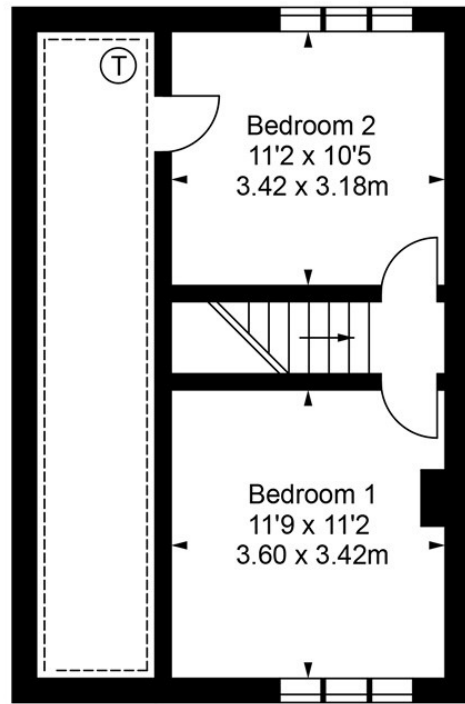


Garage

Approximate Gross Internal Area :-
Ground Floor :- 49.68 sq m / 535 sq ft
First Floor :- 41.15 sq m / 443 sq ft
Garage :- 15.73 sq m / 169 sq ft
Total :- 106.56 sq m / 1147 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com